

**EAST LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, DECEMBER 14, 2005, 4:30 P.M.  
RAMONA HALL COMMUNITY CENTER  
4580 NORTH FIGUEROA ST.  
LOS ANGELES, CA 90065**

Michael Fleming, President  
Alexis Moreno, Vice President  
Loretta A. Hernandez, Commissioner  
Sharon Lowe, Commissioner  
David Marquez, Commissioner

Lourdes Sanchez, Commission Executive Assistant  
(213) 978-1298; FAX (213) 978-1029

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

*To ensure that the Commission has ample opportunity to review written material, all participants who wish to submit such material on agendized items should submit them to the Commission Office, 200 N. Spring St., Rm 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, to coordinate with the Commission Office mailing deadline.*

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS.: 4, 5, 6 and 7.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item.

All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report  
ND - Negative Declaration  
MND - Mitigated Negative Declaration  
CE - Categorical Exemption

1. **ELECTION OF OFFICERS**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **ZA 2005-3353-ZV-1A**  
**CEQA:** ENV 2005-3354-CE  
**Plan:** Northeast Los Angeles

**Council District:** 14  
**Location:** 5082 Alhambra Avenue  
**Expiration Date:** 01/09/06  
**Appeal Status:** Zone Variance further  
appealable if granted.

**PUBLIC HEARING.**

**AN APPEAL**, of the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.17.5-B of the Los Angeles Municipal Code to permit a 6,500 square foot auto repair facility in the MR1-1VL Zone.

**STAFF RECOMMENDS TO DENY THE APPEAL.**  
Gary Booher (213) 978-1308

**APPLICANT:** Marilyn Lagmay

**APPELLANT:** Same

5. **ZA 2005-1912-CU-1A**

**CEQA:** ENV 2005-1913-MND

**Plan:** Silver Lake-Echo Park

**Council District:** 13

**Location:** 1202-1204 North Alvarado Street

**Expiration Date:** 12/14/05

**Appeal Status:** Not further appealable.

PUBLIC HEARING

**AN APPEAL**, of Condition No. 6.c. of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,49, of a Conditional Use to authorize the construction, use and maintenance of a wireless communication facility on the rooftop of an existing two-story mixed use building. Condition No. 6.c. concerns the requirement for a revised plan demonstrating the relocation of the equipment cabinets and with no equipment shelter permitted within the courtyard.

STAFF RECOMMENDS TO DENY THE APPEAL.

Lourdes Green (213) 978-1313

APPLICANT: Leslie Zimmerman, Nextel Communications

APPELLANT: Same

6. **ZA 2005-4442-ZAA-1A**

**CEQA:** ENV 2005-0443-CE

**Plan:** Northeast Los Angeles

**Council District:** 1

**Location:** 3209 Humboldt Street

**Expiration Date:** 01/22/06

**Appeal Status:** Not further appealable.

PUBLIC HEARING

**AN APPEAL**, of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.17.5-D,1 to permit a reduced front yard of 8 feet in lieu of the required 15-foot front yard along the south side of Avenue 33.

STAFF RECOMMENDS TO DENY THE APPEAL.

Dan Green (213) 978-1304

APPLICANT: Thomas G. Gertmenian

APPELLANT: Same

7. **DIR 2005-3879-SPP-1A** **Council District:** 14  
**CEQA:** ENV 2005-3880-CE **Location:** 4274 West Sea View Lane  
**Plan:** Northeast Los Angeles- **Expiration Date:** 01/01/06  
Mt. Washington Specific Plan **Appeal Status:** Not further appealable

#### PUBLIC HEARING

**AN APPEAL**, from the entire determination by the Director of Planning as follows: The approval of revised plans for a proposed new single-family dwelling with a detached garage on the subject property, conforming to the intent and purpose of the provisions of the Mount Washington/Glassell Park Specific Plan (Ordinance No. 168,707).

STAFF RECOMMENDS TO DENY THE APPEAL.  
Anik Charron (213) 978-1307

APPLICANT: Dr. Nicholas Scoville

APPELLANT: 1) James and Marilyn De Long  
2) Olga & Roy Walden, Peter & Wanda Lucey, Adel Mabe,  
and Robin Scherr  
3) Charles J. Fisher

#### 8. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the East Los Angeles Area Planning Commission  
will be held at **4:30 p.m.** on **Wednesday, January 11, 2006**  
at Ramona Hall Community Center  
4580 North Figueroa Street  
Los Angeles, CA 90065

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1298.